
Z-2487
HOPE HEALS HEARTS, INC.
PDRS TO A

STAFF REPORT
March 15, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by Ball Eggleston Law Firm, is seeking a rezone from PDRS to A for 65.54 acres. The abandoned Planned Development, called Bridge Creek, was rezoned in 1999 (Z-1855). Final Detailed Plans, consisting of construction plans only, were recorded on November 9, 1999. Because a Final Plat was not recorded within 10 years of the rezone, this Planned Development is now classified as “abandoned” per UZO 2-28-13(c). Petitioner would like to construct a church on site. When a Planned Development is abandoned, the property cannot support another use until it is rezoned; therefore this rezone is necessary to facilitate any development. The site is located on the east side of CR 1000E about a ¼ mile to the south of SR 25, Washington 12(SW) 24-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property was rezoned in 1999 from A to PDRS. All surrounding land is zoned either FP associated with the Bridge Creek or A, agricultural.

AREA LAND USE PATTERNS:

The site is a combination of flat agricultural land and steeply wooded slopes adjacent to Bridge Creek. This is typical of this sparsely settled area of the county. The Hoosier Heartland is nearing completion to the east and south of this land.

TRAFFIC AND TRANSPORTATION:

This portion of CR 1000 E is a narrow, 2-lane paved road with woods and steep drops along the shoulder. The existing driveway cut to the subject property will need to be reviewed and approved by the County Highway Department. Traffic counts taken in 2011 indicate that just over 400 vehicles pass this site daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Well and septic will serve the site.

STAFF COMMENTS:

Because only portions of the Final Detailed Plans were recorded, this planned development became abandoned 10 years from the date of rezoning (August 7, 2009). In order for any development to occur on this site it must first be rezoned.

The land in this request had always been zoned Agricultural as it is well beyond the reach of sanitary sewer and water service. To date, only Agricultural and Flood Plain zoning surround the site. Rezoning this land will enable the property to be reused and the agricultural zoning district is the most appropriate given its distance from both sanitary utilities and the metropolitan areas of either Lafayette or Delphi.

STAFF RECOMMENDATION:

Approval